

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

**Showers City Hall
McCloskey Room
Thursday March 10, 2011
4:00 P.M.
AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CERTIFICATE OF APPROPRIATENESS**
 - A. COA-1-11 317 South Rogers Street
Petitioner: Lee and Carol Williams Representative: John Byers
Request for a rear addition, new front doors, a resized window opening on the east side of the house and replacement windows
 - B. COA-2-11 517 East Kirkwood Von Lee Theatre
Petitioner: Will Kreuzer Tartan Realty for Pot Belly Sandwiches
Request for a wall sign
- V. DEMOLITION DELAY**
 - A. Preliminary discussion for an addition 1309 East 2nd Street
 - B. 509 North Dunn Revision of Adopted Plans 2-10-11
- VI. NEW BUSINESS**
 - A. Prospect Hill Conservation District Vote: Council Action March 30, April 6 and 13
- VII. OLD BUSINESS**
 - B. Discussion of Drafts: Meeting Process (Tutorial)
 - C. Downtown Plan Revision update
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday, April 14, 2011 at 4:00 p.m. in the McCloskey Room

Posted: March 3, 2011

COA-1-11

317 South Rogers Street
Prospect Hill Historic District
Representative: John Byers for owners Lee and Carol Williams

Zoning RC

Request for a rear addition, strategic rear window resizing and replacement of two non-historic front doors

105-055-66022 C 317 House; Gabled-ell, c.1895 NR, BHD



This is a pre-twentieth century gabled-ell with a brick replacement porch. Transoms, cornice articulation and the gable returns illustrate the relatively early construction date.

An addition is proposed to the rear, visible along an alley north of the house but not accessible from Rogers Street. The most impact of the proposed changes will

be in the replacement of two inappropriate mid-twentieth century front doors. The proposed new fabric is fiberglass, and the style is single light with vertical panels below. The existing style is single light with horizontal panels which can be seen in the rear porch door. But, this is probably a utilitarian version of the front doors which may have had additional detailing.

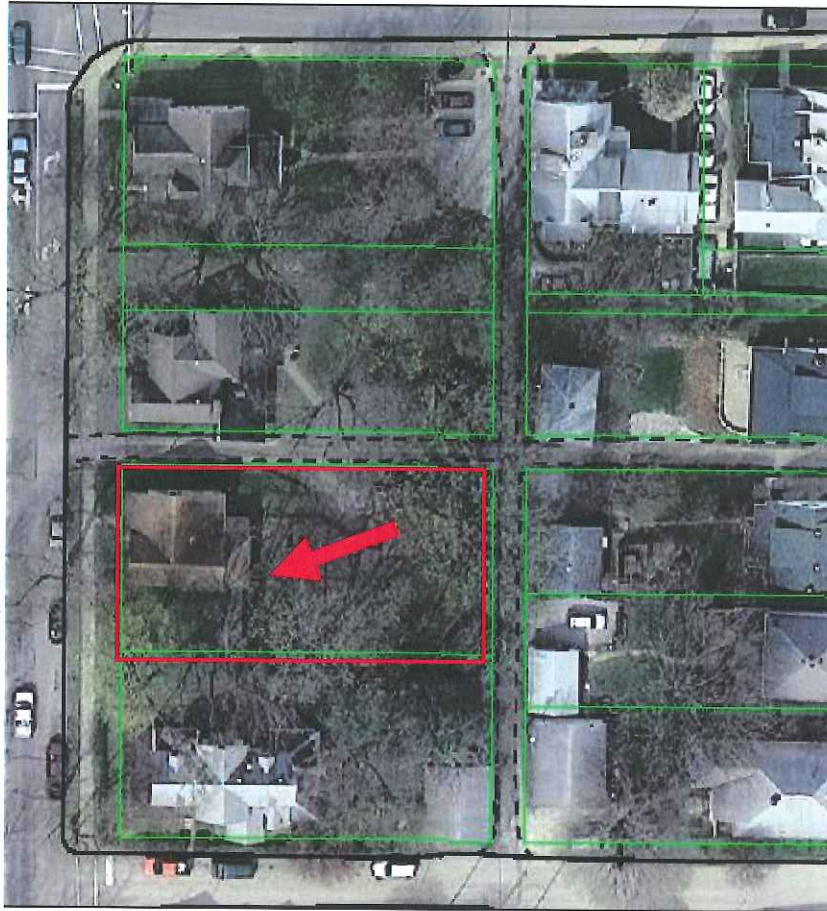


Rear Door

PROPOSED FRONT REPLACEMENT



Front door



Complete plans for the addition have been submitted. The new space will accommodate a new master bedroom and bath. An interior remodel of the kitchen is also proposed. Most of the work will be slightly visible from two alleys connecting Rogers and Madison and Third and Prospect. The addition work will include two roof replacements: a hipped roof over an existing addition and a shed roof over the existing bedroom in which the kitchen will be built. The kitchen will remain the same size as the existing bedroom. The actual increased area (about 16 by 16')

and be attached to a former addition on the southeast corner of the rear of the house. Windows on the house are several sizes and most of the rear windows are not original. The siding on the addition will be cement board with reveal to match existing. The foundation will be split-faced block to be compatible with the existing limestone foundation.



Two windows on the rear will be replaced and a single one on the east side will be resized because it is above a kitchen counter. All new windows will be aluminum clad. Two sets of steps will be newly constructed of wood. One extends from a patio door that replaces the existing paired non-historic windows on the east side. The other limestone steps (not used) will be taken off the existing porch and reused on site.



Staff notes that the reveal on the siding is probably not available in cement board. The existing clapboard is gently rounded underneath. However the existing addition is covered with more modern and flatter board.

Staff has no objections to the window replacement which occur at the rear of the property. Detailing beneath the gable is sensitively done as well. Staff has no experience of the use of fiberglass for door material and has requested more information. An alternative would be salvaged doors, but this may not be practicable. The photograph included shows replacement doors that were obtained for an affordable housing project that HAND did in 2003. If salvaged doors are used, two matching doors would

have to be found that could fit current openings. The fiberglass doors do not require storms and have good insulating qualities. Staff saw door samples at a lumber company. The material is very difficult to tell from wood. Samples will be brought to the hearing. The difficulty may be in the availability of design options in fiberglass. The petitioner will show door samples with either vertical or horizontal panels beneath.

Staff recommends approval of the addition with further discussion of the fiberglass material for front doors

COA-2-11

517 East Kirkwood Avenue

The Von Lee Theater

**Representative: Will Kreuzer, Tartan Realty for
Potbelly Sandwiches**

Zoning RC

105-055- 90043

**N Von Lee Theater, 517 East Kirkwood; Spanish Colonial
Revival, 1928; John Nichols,
Architect; Architecture, Entertainment/ Recreation, Social History
BHD**

**Request for a wall sign on the front of the west or Kirkwood Street façade (new
construction portion)**



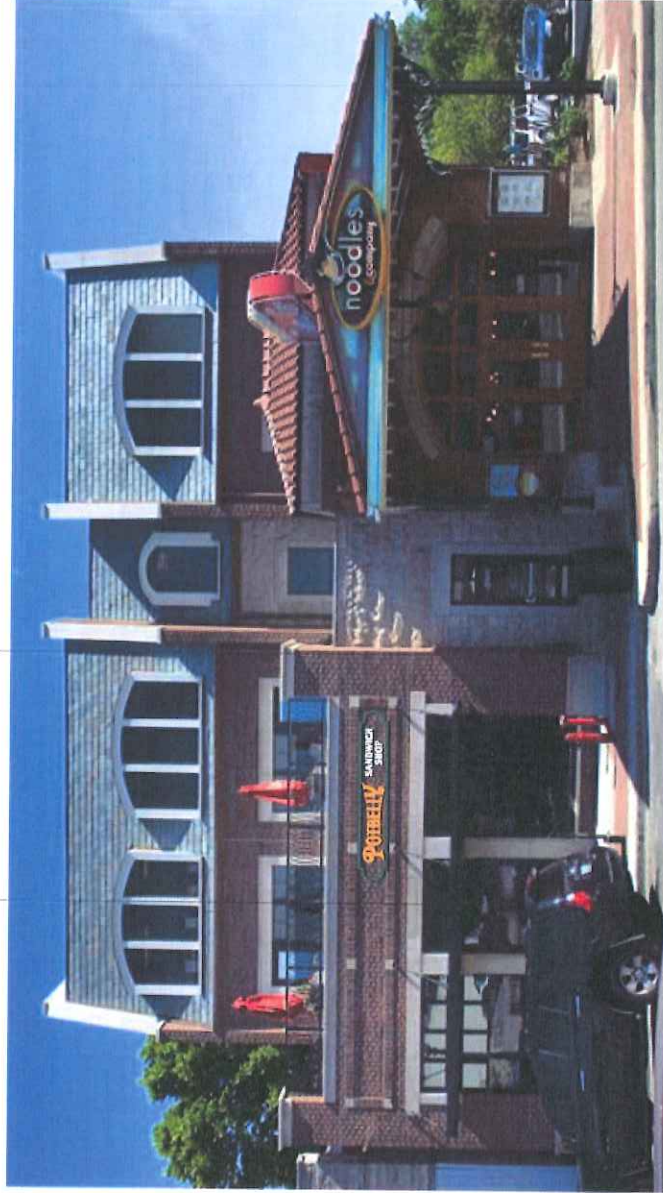
This is a request to replace an existing sign on the east side of the addition fronting Kirkwood. The Commission approved the Noodles sign shortly after the rehabilitation of the building was complete. This sign was designed to meet some of the suggestions of the Commission. The sign is open work which doesn't obscure the façade, still mostly visible behind it. The proposed sign is 2

feet high by 11 feet 5 inches. Exhibit A shows the scale against the building. The area directly behind the channel letters will be painted to match the brick. The letters will have interior LED lighting. This sign is smaller than the UDO requirements. Although the commission has discussed more uniform signage standards for historic buildings, the subcommittee has suggested that the Kirkwood corridor—not an area where there is consistent historic fabric—shows precedent for more eclectic styles. This particular part of the Von Lee is a new addition which was built on the footprint of a demolished historic section, later redeveloped in the 1970s with a corrugated concrete wing. The sign is modestly sized and consistent with previously approved signage for the Von Lee.

Staff recommends approval

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
517 EAST KIRKWOOD AVENUE, BLOOMINGTON, INDIANA

16'-10" (sidewalk)



Building Front Elevation

Scale: 1/8"=1'-0"



Design No.: 10-0266r8
Date: February 07, 2010
Sheet: 1 of 2
Location: 517B E. Kirkwood Ave
City/State: Bloomington, IN

Contact Information:
Salesman: Todd Heifer
Designer: Trent Schultz
P817.625.4323 F817.625.2123
www.awningandsign.com

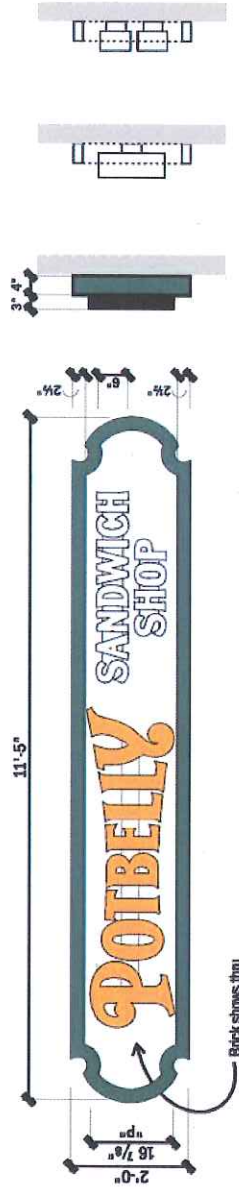
Final electrical connection notes:
Customer is responsible for retaining a licensed electrician to complete final connection.
Printing Note: Illustration to be printed on 8 1/2" x 14" Legal paper.

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Final Approvals
Customer:
Salesman:
Project Manager:

EXHIBIT A
- FACADE WITH PROPOSED SIGNAGE -

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
517 EAST KIRKWOOD AVENUE, BLOOMINGTON, INDIANA



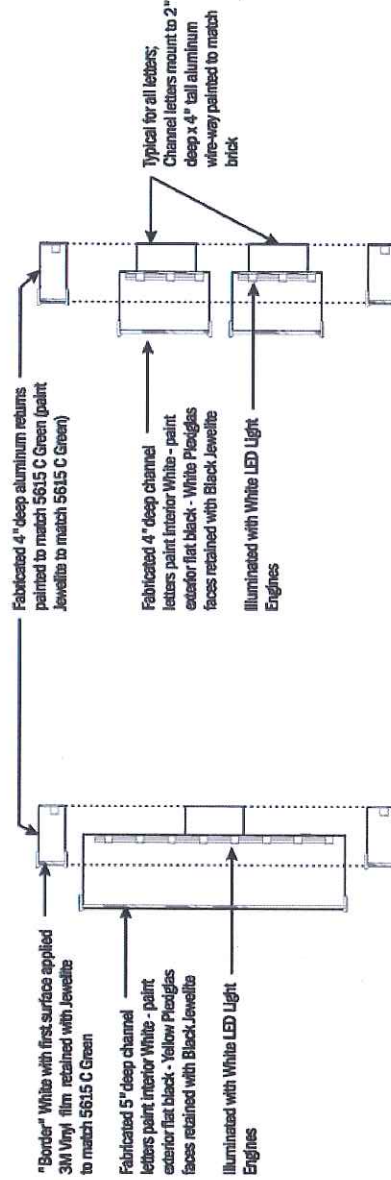
Single Face Linear Display - Channel Letter

Sec. B

Sec. A

End View

Scale: 1/2" = 1'-0"



Details Thru Potbelly

Thru Sandwich shop

Scale: 1/2" = 1'-0"



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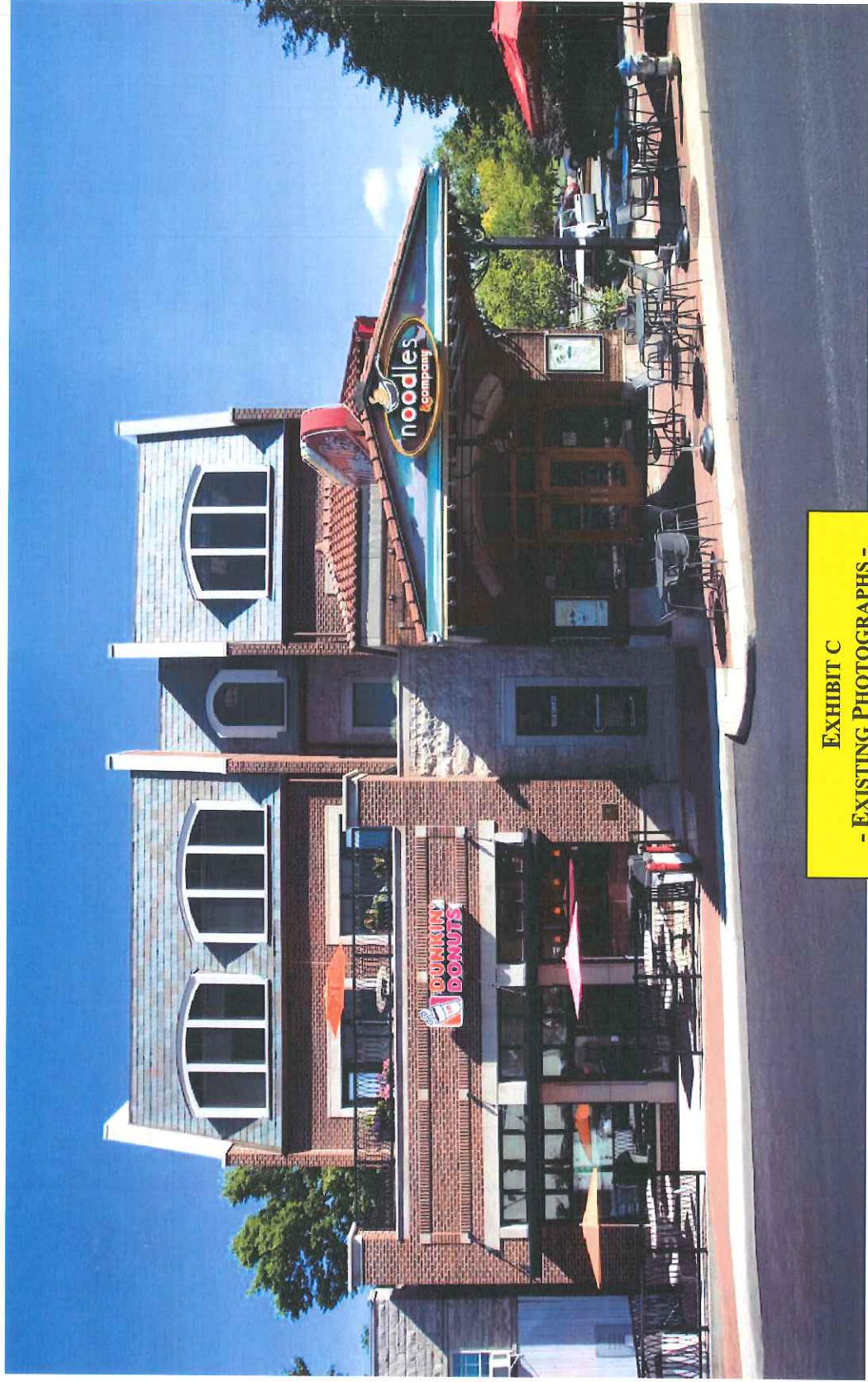


EXHIBIT C
- EXISTING PHOTOGRAPHS -